

## \$299,900 - 131 150 Edwards Drive, Edmonton

MLS® #E4442276

**\$299,900**

2 Bedroom, 2.50 Bathroom, 1,219 sqft

Condo / Townhouse on 0.00 Acres

Ellerslie, Edmonton, AB

This fresh and stylish end-unit townhouse will impress from the moment you walk in! You'll love the open-concept design of the main floor. The kitchen features stainless steel appliances and granite countertops. It flows seamlessly into the dining room and living room, complete with gas fireplace. You'll enjoy summer sunsets while BBQing in your west facing yard with a low maintenance concrete patio. Step back in and cool down with your CENTRAL AC. Upstairs you'll find a 4 piece main bathroom and 2 spacious bedrooms, one with a walk-in closet and a second 4 piece ensuite. The unspoiled basement awaits your personal touch. Close proximity to all amenities, a single attached garage, visitor parking and great neighbours add to this already amazing home!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442276  |
| Price          | \$299,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,219     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2005              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 131 150 Edwards Drive |
| Area        | Edmonton              |
| Subdivision | Ellerslie             |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 1M4               |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Single Garage Attached |

### **Interior**

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Stories           | 2                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                      |

### **Exterior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Low Maintenance Landscape, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 7               |

|           |         |
|-----------|---------|
| Zoning    | Zone 53 |
| Condo Fee | \$245   |

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Listing information last updated on June 20th, 2025 at 9:18am MDT